



Connells

Nash Close
Aylesbury

Nash Close Aylesbury HP21 9YB

for sale offers over
£450,000



Property Description

Welcome to this inviting family residence nestled in the ever-popular Stoke Grange.

From the moment you step through the entrance porch, you're greeted by a bright and airy living room, where a charming bay window fills the space with natural light and warmth.

The heart of the home lies in the generously sized kitchen and dining area—perfect for family meals and entertaining. It comes equipped with a gas hob, electric oven, and designated space for a fridge/freezer. The dining area also offers practical utility space for a washing machine and dishwasher, blending style with everyday convenience.

Flowing seamlessly from the kitchen is a versatile reception/family room, ideal for relaxing or hosting guests. French doors open directly onto the rear garden, creating a wonderful connection between indoor comfort and outdoor enjoyment.

Upstairs, you'll find three well-sized bedrooms, each thoughtfully laid out and served by a spacious family bathroom—ideal for growing families or visiting guests.

Outside, the home boasts a generous driveway and a garage, ensuring plenty of parking. The front garden is neatly landscaped with a manicured lawn and hedge

border, while the wrap-around rear garden offers a peaceful retreat with a patio area, lush lawn, vibrant flower beds, and a handy timber shed for extra storage.

Located within walking distance of Aylesbury Grammar and High School, and offering excellent transport links to London and the M40 via the A413.

Entrance Porch

Door to front, carpet underfoot

Cloakroom

wc, whb, carpet underfoot

Lounge

18' x 10' 7" (5.49m x 3.23m)

Bay window to front, carpet underfoot, radiator

Dining Room

19' 3" x 8' 7" (5.87m x 2.62m)

Door to side, vinyl underfoot, radiator, wall and base units, space for washing machine and dishwasher

Reception Room

11' 4" x 8' 9" (3.45m x 2.67m)

Window to side, french doors to rear, laminate underfoot, radiator

Kitchen

8' 8" x 7' 2" (2.64m x 2.18m)
Window to rear, vinyl underfoot, electric oven, gas hob, space for fridge/freezer, wall and base units

Landing

Fully boarded loft, airing cupboard

Bedroom One

13' x 10' 8" (3.96m x 3.25m)
Window to front, carpet underfoot, radiator

Bedroom Two

10' 8" x 10' 9" (3.25m x 3.28m)
Window to rear, carpet underfoot, radiator, cupboard

Bedroom Three

8' 3" x 9' 6" (2.51m x 2.90m)
Window to front, carpet underfoot, radiator

Bathroom

Window to rear, vinyl underfoot, wc, whb, bath and power shower, part tiling, shaving point

Front Garden

Boarder hedge and laid lawn

Rear Garden

Wrap around rear garden, timber built shed,

laid lawn with boarder flower beds, side patio to side gate

Parking

Driveway

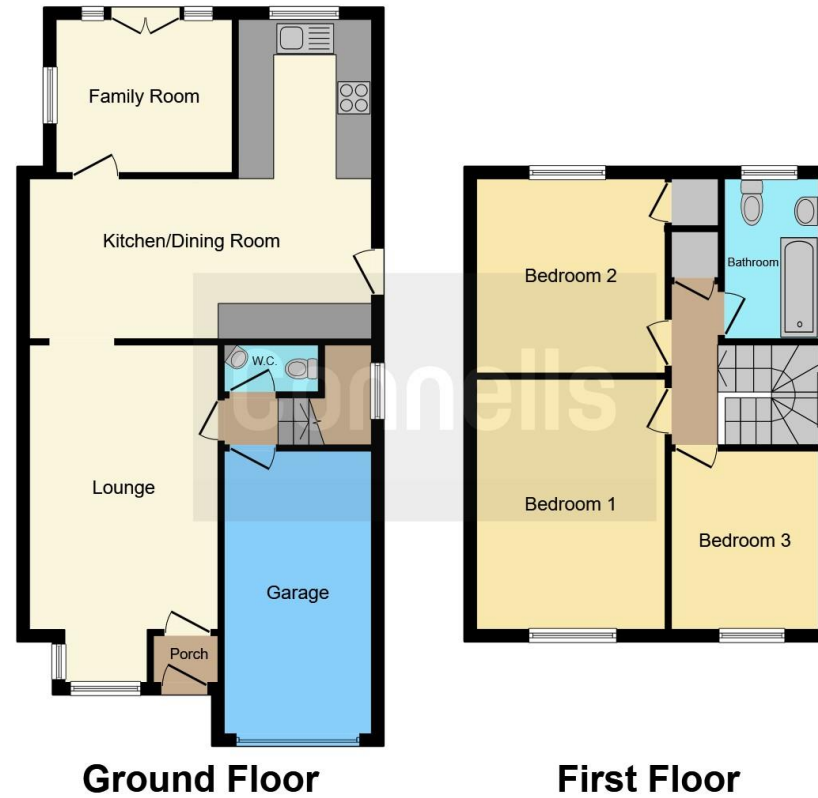
Garage

Electric door, power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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